

00-0-0864

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-52
5-16-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1187-1203 Huff Road, N.W.**, be changed from the **I-2 (Heavy Industrial)** District to the **C-3 (Commercial-Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **188 & 191** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Exhibit "A"

Legal Description

All that certain tract or parcel of land lying and being in Land Lots 186 and 191, 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCE at the intersection of the right-of-way of Ellsworth Drive (40 foot right-of-way) and Jones Avenue (50 foot right-of-way); running along the northeasterly side of right-of-way of Ellsworth Drive 307.45 feet to a point, said point being the POINT OF BEGINNING;

Thence leaving said right-of-way running North 62 degrees 31 minutes 15 seconds East a distance of 181.02 feet to a point;

Thence South 07 degrees 05 minutes 54 seconds East a distance of 16.37 feet to a point;

Thence North 79 degrees 29 minutes 46 seconds East a distance of 190.65 feet to a point on the westerly right-of-way line of Ellsworth Industrial Drive (50 foot right-of-way);

Thence running along said right-of-way South 01 degrees 31 minutes 14 seconds East a distance of 179.66 feet to a point on the northerly right-of-way line of Huff Road (50 foot right-of-way);

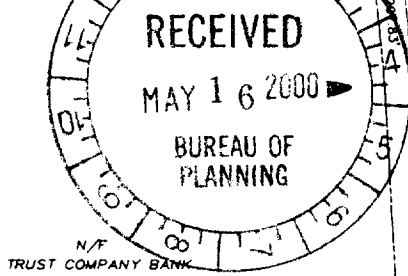
Thence running along said right-of-way South 75 degrees 34 minutes 58 seconds West a distance of 248.09 feet to a point;

Thence continuing along said right-of-way South 76 degrees 33 minutes 49 seconds West a distance of 41.77 feet to a point on the northeasterly right-of-way of Ellsworth Drive;

Thence running along said right-of-way North 26 degrees 10 minutes 38 seconds West a distance of 165.59 feet to a point, said point being the POINT OF BEGINNING.

Said tract containing approximately 1.380 acres.

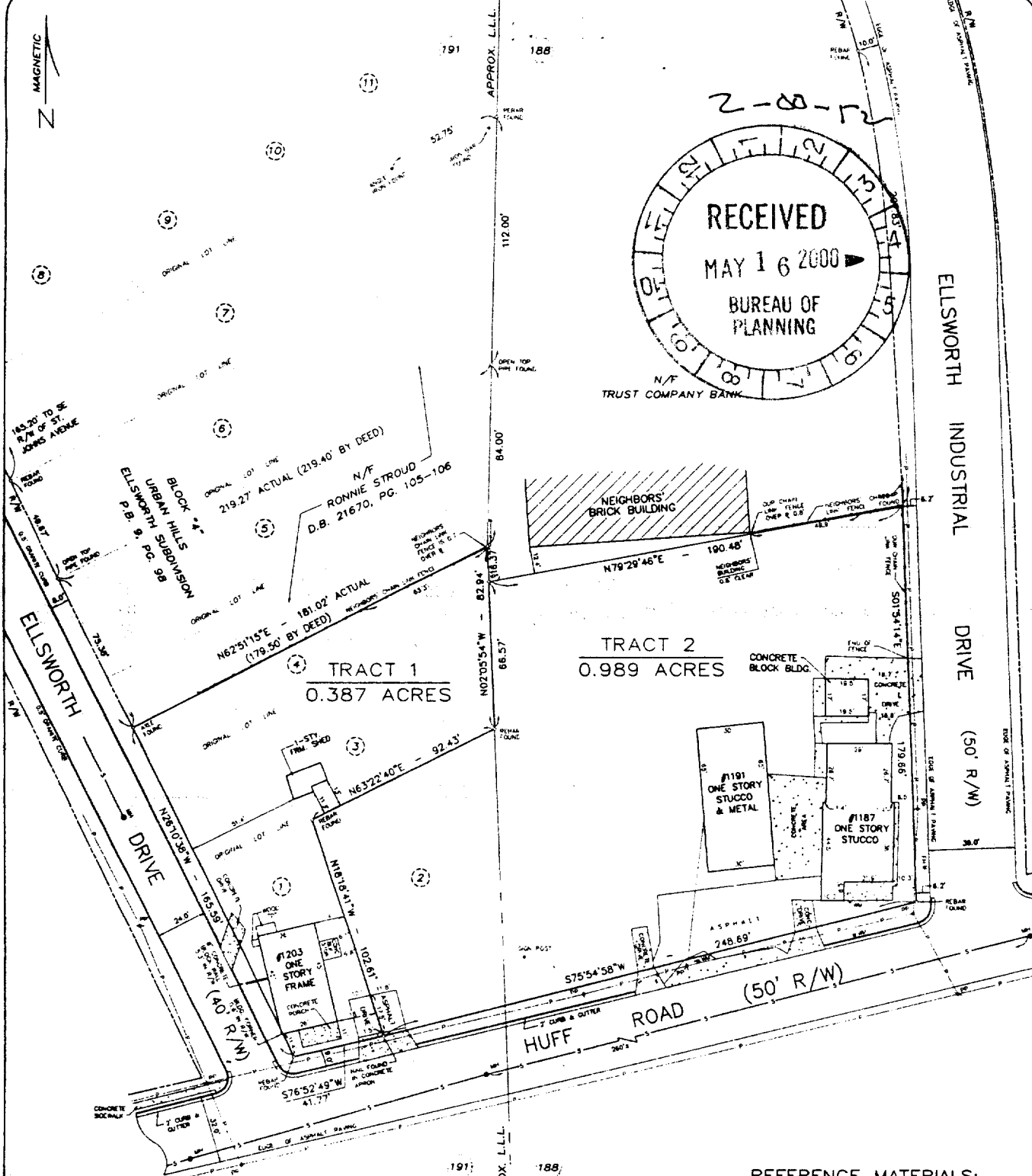
MAGNETIC
N



ELLSWORTH INDUSTRIAL DRIVE (50' R/W)

TRACT 2
0.989 ACRES

TRACT 1
0.387 ACRES



REFERENCE MATERIALS:

- 1 URBAN HILLS ELLSWORTH SUBDIVISION P.B. 9, PG. 98
- 2 D.B. 6171, PG. 302
- 3 D.B. 8215, PG. 412
- 4 D.B. 23146, PG. 104
- 5 D.B./ 21579, PG. 190
- 6 D.B. 28269, PGS. 334-335

LEGEND

- SLW --- DENOTES GAS LINE MARKER
- PO --- DENOTES POWER POLE
- LS --- DENOTES LAMP POLE
- US --- DENOTES GUY WIRE
- P --- DENOTES POWER LINE
- EB --- DENOTES ELECTRIC BOX
- EW --- DENOTES ELECTRIC METER
- SCV --- DENOTES SPRINKLER CONTROL VALVE
- AC/CONC --- DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
- SM --- DENOTES GAS METER
- IR --- DENOTES IRON PIN FOUND
- IS --- DENOTES IRON PIN SET
- CE --- DENOTES CENTERLINE
- RT --- DENOTES RIGHT-OF-WAY
- CP --- DENOTES PROPERTY LINE
- CM --- DENOTES CORRUGATED METAL PIPE
- CH --- DENOTES CHAIN LINK FENCE
- SE --- DENOTES SANITARY SEWER LINE
- SM --- DENOTES SANITARY SEWER MANHOLE
- WM --- DENOTES WATER METER
- HW --- DENOTES HEADWALL

STATE OF GEORGIA HAS MADE NO INVESTIGATION OF REPRODUCIBILITY OF THIS MAP. IT IS NOT GUARANTEED BY THE STATE OF GEORGIA. THE FIELD DATA UPON WHICH THIS MAP IS BASED WAS OBTAINED BY THE SURVEYOR IN THE FIELD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

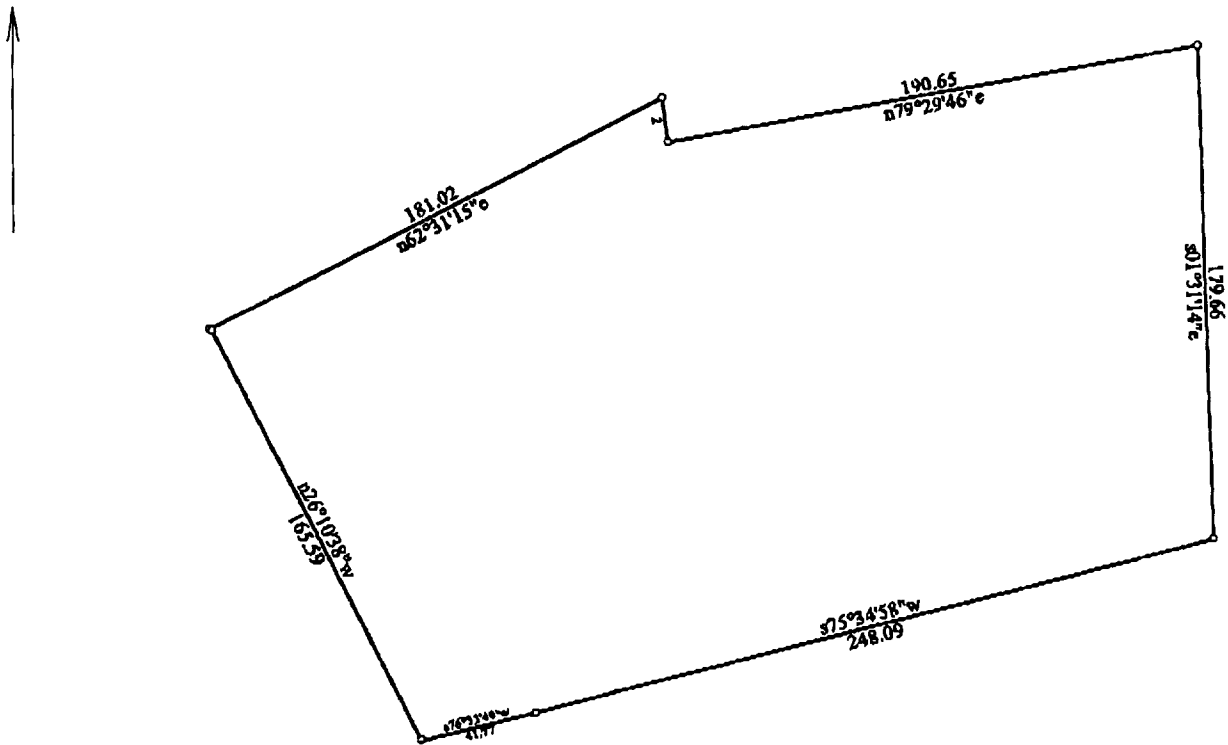
McLUNG SURVEYING, INC.
1130 West Avenue
Atlanta, Georgia 30309
(770) 434-3363



PROPERTY OF
PETER VON WISNIAM
TRACT 1 - PART OF LOT 1, LOT 3
AND PART OF LOT 4, BLOCK "A"
URBAN HILLS, ELLSWORTH SUBDIVISION &
TRACT 2 - PART OF LOT 2, BLOCK "C",
URBAN HILLS, ELLSWORTH SUBDIVISION &
TRACT TO EAST
LAW: LOTS 106 & 101
DISTRICT: 17TH
COUNTY: FULTON
GEORGIA
DATE: 5-1-00 SCALE: 1"=20'

2-00-52
Sheet 2 of 3

1187-1203 HUFF ROAD
ATLANTA, GEORGIA



Title: Ellsworth & Huff 7869.1		Date: 06-20-2000
Scale: 1 inch = 66 feet	File: 7869_1.des	
Tract 1: 1.380 Acres: 60094 Sq Feet: Closure = n64.1832w 0.99 Feet: Precision =1/1037: Perimeter = 1023 Feet		
001=n62.3115e 181.02	004=s01.3114e 179.66	007=n26.1038w 165.59
002=s07.0554e 16.37	005=s75.3458w 248.09	
003=n79.2946e 190.65	006=s76.3349w 41.77	

2-00-S2
Sheet 3 of 3

00-0-0864

(Do Not Write Above This Line)

AN ORDINANCE

Z-00-52

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2
(HEAVY INDUSTRIAL) DISTRICT TO THE
C-3 (COMMERCIAL-RESIDENTIAL) DISTRICT,
PROPERTY LOCATED AT 1187-1203 HUFF
ROAD, N.W., FRONTING APPROXIMATELY
300 FEET ON THE NORTHWESTERLY SIDE OF
HUFF ROAD BEGINNING AT THE NORTHWEST
CORNER OF ELLSWORTH INDUSTRIAL DRIVE.
DEPTH: APPROXIMATELY 200 FEET;
AREA: APPROXIMATELY 1.376 ACRES;
LAND LOTS 188 AND 191, 17TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: PETER VON WISMAR
APPLICANT: CARL F. MITCHELL ET AL
NPU-D COUNCIL DISTRICT 9

FILED BY
CITY COUNCIL

DEC 03 2001

☐ CONSENT REFER☒ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred 7/5/00

Referred To: ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee ZONING
Date 6-27-02
Chair Donna S. Brown and Z. B. B. B.

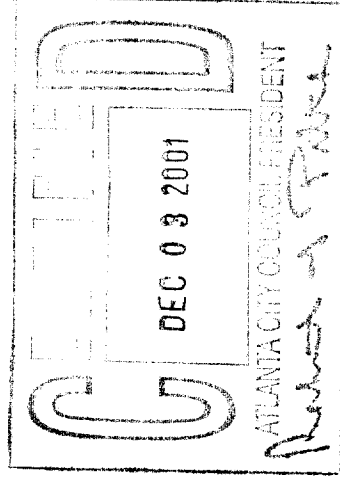
COUNCIL ACTION

☐ 2nd☐ 1st & 2nd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED



CERTIFIED
DEC 03 2001
Renee Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

(4)